THIS INSTRUMENT PREPARED BY AND RETURN TO
LAW OFFICES OF SHAPIRO & KIRSCH, L.L.P.
P.O. BOX 241155
MEMPHIS, TN 38124-1155

NAME: J o h n T . Robinson
S&K#: 96-0988
LOAN#: 3000004550

SUBSTITUTE TRUSTEE'S DEED BOOK 10195 PG 774

WHEREAS, by Deed of Trust dated July 20, 1995, recorded in Book 9788, Page 521, Register's Office of Davidson County, Tennessee, John T. Robinson, conveyed to Helen Greene and J. Andrew Dyer, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10124, Page 443, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **AUGUST 28, 1996**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Signet Bank, whose address is Signet Mortgage Corporation, 101 Gateway Parkway, Richmond, VA 23235, at and for the sum of $24,642.70, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Signet Bank, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Signet Bank, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property located in the 15th Civil District of Davidson County, Tennessee, to wit:

Being Lot No. 41 on the Map of Chas. U. Coggins' First Addition to Nashville, as of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

This legal description is identical with that in Deed recorded in Book 9788, Page 521, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 9788, Page 521, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 6179, Page 176, Register's Office for Davidson County, Tennessee.

Sale is subject to first mortgage recorded Book 4584, Page 979, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Signet Bank, its successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 29th day of August, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the 29th day of August, 1996.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE 11-24-97 SHELBY COUNTY, TENN.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $24,642.70, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on the 29th day of August, 1996.

Notary Public

BEVERLY M. METER MY COMM. EXP. NOTARY PUBLIC AT LARGE 11-24-97 SHELBY COUNTY, TENN.

PROPERTY ADDRESS: 1628 1/2 Chase Avenue, Nashville, Tennessee 37216

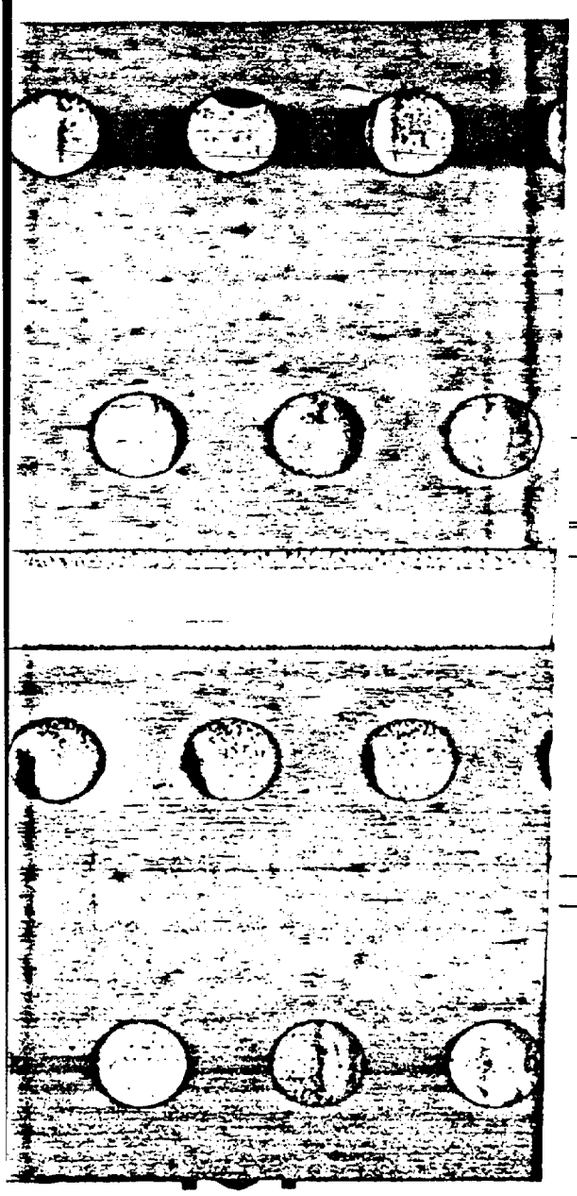
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Signet Bank
Signet Mortgage Corporation
P.O. Box 25967
Richmond, VA 23260

S & K #:96-0988
Map & Parcel - 72 10 320

0185 09/19 0101 03CHECK 100.18

96 SEP 19 AM 9:24
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02226852



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10195 PG 776

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 24642.70
				MOR TX 91.18
				ERR CO
				MOR TX 91.18-
				CON TX 91.18
				PRFEE 1.00
				MISC 8.00
				TOTAL 100.18
				CHECK 100.18
			09/19/96 01	09:27 0001 0185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226852
IDENTIF. ▲ REFERENCE

96 SEP 19 AM 9:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032611